

AGENDA: January 13, 2004

5.2

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: General Plan Amendment and Rezoning
for 2650 El Camino Real West and
Adoption of General Plan Land Use Map

RECOMMENDATION

That the City Council:

1. Review the Initial Study of Environmental Impact and approve the Negative Declaration for 2650 El Camino Real West in accordance with the California Environmental Quality Act.
2. Adopt A RESOLUTION APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP TO CHANGE THE REAR 1.1 ACRES OF 2650 EL CAMINO REAL WEST FROM HIGH-DENSITY RESIDENTIAL TO LINEAR COMMERCIAL/RESIDENTIAL, to be read in title only, further reading waived.
3. Introduce AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MOUNTAIN VIEW TO REZONE THE REAR 1.1 ACRES OF 2650 EL CAMINO REAL WEST FROM THE R3-D DISTRICT TO THE CRA DISTRICT, to be read in title only, further reading waived, and set a second reading for January 27, 2004.
4. Adopt A RESOLUTION ADOPTING THE GENERAL PLAN LAND USE MAP IN DIGITAL FORMAT, to be read in title only, further reading waived.

FISCAL IMPACT—None.

BACKGROUND AND ANALYSIS

This report addresses two items: (1) General Plan map change and rezoning of 2650 El Camino Real West; and (2) technical changes to the General Plan Land Use Map.

2650 El Camino Real West

The City has received applications to amend the General Plan Land Use Map and rezone a 1.1-acre portion of a 1.98-acre parcel located at 2650 El Camino Real West. The 1.98-acre parcel is separated into two distinct parts (see Attachment 1, Project Location Map) as follows:

1. The front 0.88-acre portion is developed with the San Antonio Inn and receives access from El Camino Real. The General Plan land use designation for this front portion is Linear Commercial/Residential. Similarly, this 0.88 acre is located within the CRA (Commercial/Residential-Arterial) District.
2. The rear 1.1 acres are vacant, partially paved and were formerly developed with a trailer park. The mobile homes were vacated over the past few years and the site was cleared last year. Historically, access to this 1.1-acre area has been from Fayette Drive over a portion of the adjacent Hetch-Hetchy Aqueduct right-of-way (San Francisco Water Department). Access over this adjacent right-of-way is authorized by a short-term lease (expires September 2005). The General Plan land use designation for this rear 1.1 acres is High-Density Residential and this area is currently within the R3d (High-Density Residential) Zoning District.

The action would: (1) change the General Plan land use designation of the rear 1.1-acre area from High-Density Residential to Linear Commercial/Residential; and (2) rezone this 1.1-acre area from the R3d (High-Density Residential) District to the CRA (Commercial/Residential-Arterial) District. The proposed General Plan land use designation and zoning would mirror the current General Plan land use designation and zoning for the front 0.88-acre portion.

The owner made a similar application to rezone and amend the General Plan for this property in 1999. The trailer park was not designated for long-term mobile home housing in the General Plan due to its location, limited access and age of the infrastructure. The property owner had acquired all of the mobile homes and was renting them. The trailers were older and constituted substandard housing. At the time of the application, there was significant opposition from residents to closing the trailer park and, after several hearings, the Planning Commission recommended denial of the application. The owner withdrew his application before the Council review. By the time the owner made this current application, all of the mobile homes had been vacated and removed from the site.

On November 19, 2003, the Environmental Planning Commission recommended that the City Council approve the Negative Declaration and adopt the amendment to the General Plan Land Use Map and rezoning. This recommendation was based on the analysis in the attached staff report which is summarized as follows:

1. The action would result in logical General Plan land use and property zoning boundaries. First, the action would simply extend the commercial land use designation and zoning further west along El Camino Real so that it is consistent with the depth of adjacent commercial land use designations. Secondly, this action would eliminate the split land use designation and zoning that currently exists on the 1.98-acre property, which is unusual. It would also facilitate a single integrated development with permanent access to the rear from El Camino Real. The Hetch-Hetchy right-of-way cannot be used for permanent access.
2. The action would permit a broader mix of land uses, including commercial, motel, mixed use and residential, which would be generally compatible with the existing land uses in the surrounding area.
3. The action would be consistent with the General Plan and 2002 Housing Element in that the land use designation and zoning would continue to permit residential land use at densities similar to the current zoning. Therefore, an opportunity for new housing would not be lost as a result of this action.

Adoption of Digitized General Plan Land Use Map

Over the past year, City staff has been converting the City's official General Plan Land Use Map from paper to digital technology. Review of the General Plan map change for 2650 El Camino Real West offers an opportunity to formally adopt the entire General Plan map in digital format. The change to digital format has several significant benefits. The new map is larger and in color, making it clearer and easier to read. The base map can also be revised much more easily since it is done on a computer in digital format. The old paper version required that each City Council-approved change be manually pasted on the map.

The new map is a technical change and does not reflect any new policies. It does identify three new City parks developed since 1992 (Charleston, Gemello and Mercy-Bush) which were not previously designated on the map. In addition, the new map was updated to reflect a revision to the residential land use categories that the City Council approved in 1995. This is a refinement that allows the General Plan map designations to more closely match the densities in the underlying zone districts, which remain unchanged.

AGENDA: January 13, 2004

PAGE: 4

Although the map does not reflect new policy, City Council approval of the attached resolution will mark the official date of implementation of the map.

A reduced copy of the full-size map is attached to the resolution adopting the map (Attachment 4). The full-size map is available for viewing in the Community Development Department and will be posted at the City Council meeting. Staff will also make full-size copies for Councilmembers upon request.

CONCLUSION

The amendment to the General Plan Land Use Map and rezoning for 2650 El Camino Real West is appropriate given the site conditions, limited access and the pattern of adjacent land uses and property zoning. The readoption of the General Plan Land Use Map will allow City staff to use new technology to maintain an up-to-date map.

ALTERNATIVES

1. Deny the amendment to the General Plan Land Use Map and rezoning for 2650 El Camino Real West.
2. Refer the applications back to the Environmental and Planning Commission for further study of any issues not previously addressed.

AGENDA: January 13, 2004

PAGE: 5

PUBLIC NOTICING

Agenda posting and newspaper notice. In addition, property owners within 300' of the subject property were notified of the public hearing.

Prepared by:

Approved by:

Paul Jensen
Contract Planner

Whitney McNair
Zoning Administrator/Planning Manager

Lynnie Melena
Principal Planner (Acting)

Elaine Costello
Community Development Director

Kevin C. Duggan
City Manager

PJ/LM/9/CAM
859-01-13-04M-E^

- Attachments:
1. Project Location Map
 2. Resolution—2650 El Camino Real West
 3. Ordinance—2650 El Camino Real West
 4. Resolution—Digital General Plan Map
 5. Initial Study and Negative Declaration
 6. Environmental Planning Commission Staff Report, November 19, 2003
 7. Environmental Planning Commission Minutes, November 19, 2003

cc: Mr. Robert Shao Han Chu
Ms. Judy Chu
Mr. Gary Dowd
San Francisco Public Utilities Commission

Environmental Planning Commission

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2004

A RESOLUTION APPROVING AN AMENDMENT
TO THE GENERAL PLAN LAND USE MAP
TO CHANGE THE REAR 1.1 ACRES OF 2650 EL CAMINO REAL WEST
FROM HIGH-DENSITY RESIDENTIAL TO LINEAR COMMERCIAL/RESIDENTIAL

WHEREAS, on November 19, 2003, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendations to the City Council that the General Plan land use map be amended to change the rear 1.1 acres of 2650 El Camino Real West from High-Density Residential to Linear Commercial/Residential as more particularly set forth in Exhibit A; and

WHEREAS, on January 13, 2004, having given notice as required by City Code Section A36.80.040, the City Council held a public hearing to consider adoption of said amendment to the General Plan land use map;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That Council hereby finds and determines that this General Plan amendment and the Negative Declaration have been reviewed and approved by the City Council; and
2. That the General Plan land use map is hereby amended to change that area generally identified as the rear 1.1 acres of 2650 El Camino Real West from High-Density Residential land uses to Linear Commercial/Residential land uses, as shown on Exhibit A attached hereto, which shall be on file in the City Clerk's Office.

LM/6/RESO
859-01-13-04R^

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2004

A RESOLUTION ADOPTING THE
GENERAL PLAN LAND USE MAP IN DIGITAL FORMAT

WHEREAS, on January 13, 2004, having given notice as required by City Code Section A36.80.040, the City Council held a public hearing to consider adopting the General Plan Land Use Map in Digital Format;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That Council hereby finds and determines that the General Plan land use map has been reviewed and approved by the City Council;
2. That the General Plan land use map in digital format accurately reflects the land uses as approved by the City Council; and
3. That the General Plan land use map in digital format is hereby adopted, as shown on Exhibit A attached hereto, which shall be on file in the City Clerk's Office.

LM/9/RESO
859-01-13-04R-1^